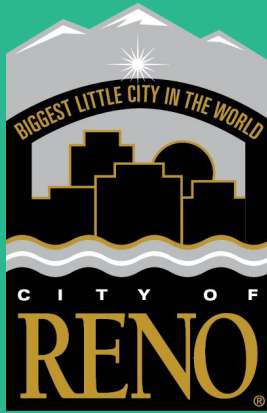




Reno Housing Strategies Update

Elaine Wiseman, Housing and Neighborhood Development Manager



A Look at the Progress of the Efforts to Support the Need for Housing in the Community

Two Items on Today's Agenda

- #1 - Update on Reno housing strategies
- #2 - Review of \$1 million affordable housing allocation and Council direction on:
 - How to use remaining funds
 - New housing strategies

Presentation #1

- Priority Initiatives
- Development of Affordable Housing Units
- Ongoing Programs and Services
- Housing Continuum
- New Webpage

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Priority Housing Initiatives

In July 2017, Council prioritized a series of new initiatives to support the need for housing in the community.

Collectively, this has been referred to as **the housing puzzle.**

Council allocated **\$1 million** to support priority strategies and other innovative housing ideas.

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Inclusionary Zoning Discussions Regionally

- Specific policies and programs vary but they typically support the creation of affordable units in new residential construction projects by requiring or incentivizing new development to include a percentage of affordable units
- Worked with Regional Planning to identify inclusionary zoning as a topic for exploration for work with Enterprise Community Partners

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Creation of Motel Inspection Program

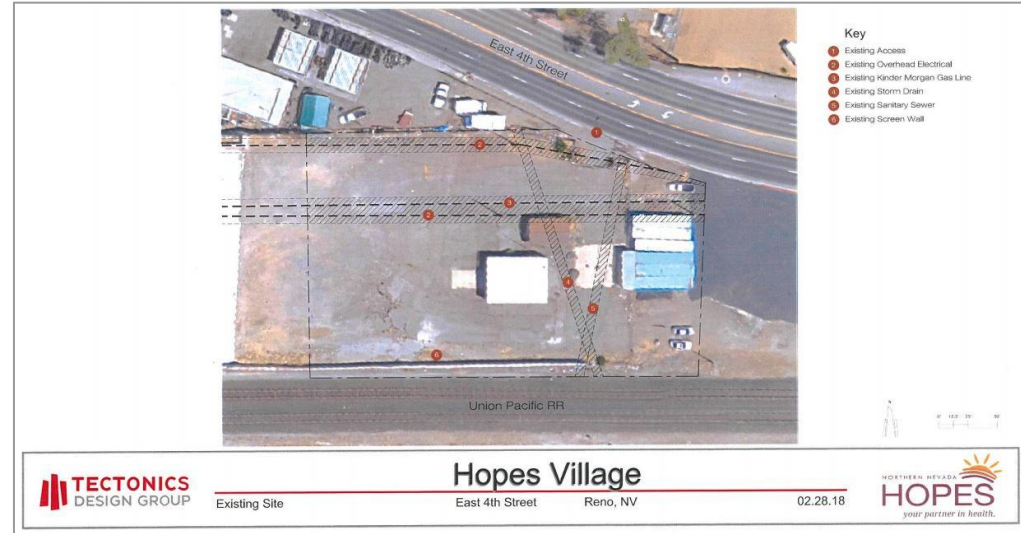
- Passed ordinance and funded staff to establish Motel Inspection Program
- Effective November 1, 2018
- 3,200+ motel units to be inspected annually each year



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Established Individual Shelter Village Pilot Project

- Selected NN HOPES as operator for 3-year pilot project
- Authorized the negotiation of agreements for:
 - Lease of one acre at 250 Sage Street
 - \$250,000 donation



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Support for Legal Services

- Organized pilot program with Nevada Legal Services and Washoe Legal Services to review and assist with cases referred to them by the City
- Needs funding to initiate the pilot program
- Enterprise report includes similar program as one of its recommendations

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ADU Ordinance Initiated

- Public input used to draft ordinance
- Planning Commission completed review and made recommendation in September
- Ordinance will be brought to Council in October/November timeframe



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Partnership with the Community Housing Land Trust (CHLT)

- Approval of lease agreement for Dorms on Sage Street project
 - Approximately 192 units
- \$300,000 donation to offset site improvements and fees for affordable housing projects
- Agreed to donate other parcels of land to the Trust



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Regional Discussions about Homeless Facilities and Services

- Collaboration with Washoe County, City of Sparks, and State of Nevada to look at Northern Nevada Adult Mental Health (NNAMHS) campus for homeless facilities
- Approved grant-funded comprehensive analysis of existing homeless and housing service delivery system in the region
- Creation of the Community Homelessness Advisory Board (CHAB)

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Future Presentation from Washoe County Human Services Agency

Presentation will cover:

- Plans for NNAMHS campus
- Crossroads update
- Housing support and funding options



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Initiation of Good Landlord Program

- Initiated public outreach and code revisions to implement a program
- Improve multi-family living by incentivize landlords to:
 - Keep properties free of criminal activity
 - Maintain their properties free of code violations
 - Implement objectives taught in landlord training



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Rehousing Program Concept

- Concept is to help individuals who become displaced from their living situation move into other affordable locations
- Would require partnership with others, like the Reno Housing Authority, and tied to other housing strategies

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Regional Affordable Housing Projects that Received HOME Funds (FY17/18 Activity)

- 3 projects completed with **342*** new affordable units
- 3 projects with **1,222*** new affordable units were under construction or review for permits
- 3 projects with **54*** new affordable units approved for financing

*Not all affordable units are HOME units, but they are all 60% AMI and below

Development of Affordable Housing Units

Layered financing often needed to create projects, such as:

- Low Income Housing Tax Credits (LIHTC)
- HOME-funds dedicated to extremely low-income units

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HOME-Assisted Affordable Housing Projects **Completed** in Reno in FY 17/18

Plaza on 4th Street (855 E 4th Street, Reno)

- Added 22 more studio units by converting former commercial space within the building
- Now a total of 72 units
 - 32 units affordable for 30% AMI
 - 40 units affordable for 40% AMI



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HOME-Assisted Affordable Housing Projects **Completed** in Reno in FY 17/18

Vintage at the Crossings (11565 Old Virginia Road)

- 230 units for seniors 55 and up
- Six (6) HOME units:
 - 3 units at 30% AMI
 - 3 units at 50% AMI



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HOME-Assisted Affordable Housing Projects **In Progress** in Reno in FY 17/18

Summit Club 1660 White Creeks Lane	Sky Mountain by Vintage 4855 Summit Ridge Drive	Steamboat by Vintage Geiger Grade Road and South Virginia Street
<ul style="list-style-type: none">• 574 total units, mixed-income• Phase I underway; site work and several buildings are now under construction	<ul style="list-style-type: none">• 288 total units, all affordable at 60% AMI• Site clearance and grading underway	<ul style="list-style-type: none">• 360 total units, all affordable at 60% AMI• Site clearance and grading underway

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HOME-Assisted Affordable Housing Projects **Funded** in Reno in FY 17/18

Sutro Street Senior Apartments 1225 Hillboro Avenue	Ridge House on Cambridge 990 Cambridge Way	Vista Point Apartments 250 Talus Way
<ul style="list-style-type: none">• New construction of a 44-unit senior apartment project, all affordable at 50% AMI and below	<ul style="list-style-type: none">• A rehab of one HOME unit (group home) at 30% AMI	<ul style="list-style-type: none">• Rehab of a multi-family apartment complex

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Ongoing Housing Programs and Homeless Services

Community Assistance Center

- Region's emergency shelter
 - Operated by Volunteers of America
 - Houses 158 men, 50 women, and 27 families on any given night
 - Resource Center on site
- Reno City Council approved \$812,627 in June 2018 for shelter operations

2018 Point in Time Count	
Number of persons on streets, parks, river	193
Number of persons in emergency shelter	609
Number of persons in transitional housing	411
Total Reported to HUD	1213

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Ongoing Housing Programs and Homeless Services

Deposit Assistance Program

- Pays rent and utility deposits for clients ready to exit the shelter, as well as for individuals in the community who would be otherwise homeless without the assistance
- FY17/18: Served 486 individuals/families

Rapid Rehousing Program

- Clients living in the shelter are referred by a case manager
- Rent and utility assistance is provided for up to 12 months; includes wraparound case management
- FY 17/18: Served 45 households

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Ongoing Housing Programs and Homeless Services



Reno Works

- 10-week program designed to uniquely address unemployment and homelessness
- 73 individuals have graduated
 - 65 are still housed and have not returned to homelessness

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Ongoing Housing Programs and Homeless Services

Neighborhood Revitalization Program

- **\$275,000** from the Blight Fund
- Provides financial assistance to eligible low and moderate income homeowners to correct hazardous structural issues, mitigate blights and correct building/health code violations
- Through FY 17/18
 - **Two** projects completed
 - **Three** projects near completion
 - **Three** projects in the beginning stages



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Who do the initiatives and programs support?

Emergency
Shelters

Transitional
Housing

Permanent
Supportive
Housing

Subsidized
Housing

Market
Rental
Housing

Market
Home-
ownership
Housing

Cost to Resident: None

Cost to Resident: Some

Cost to Resident: Full

Homeless
shelter(s)
and services:
- CAC
- Overflow
- Deposit
Assistance
- Rapid
Rehousing
- Reno Works

Programs like:
- Crossroads
- Ridge House

Individual
Shelter Village

Vouchers used
at scattered
sites throughout
the community,
supported by
off-site
wraparound
services

Inclusionary
Zoning

HOME-Assisted
Affordable
Housing
Projects

Reno Housing
Authority sites

Land Trust
projects

Accessory
Dwelling Units

Housing
Counseling
Assistance
Program

Motel Inspection
Program

Good Landlord
Program

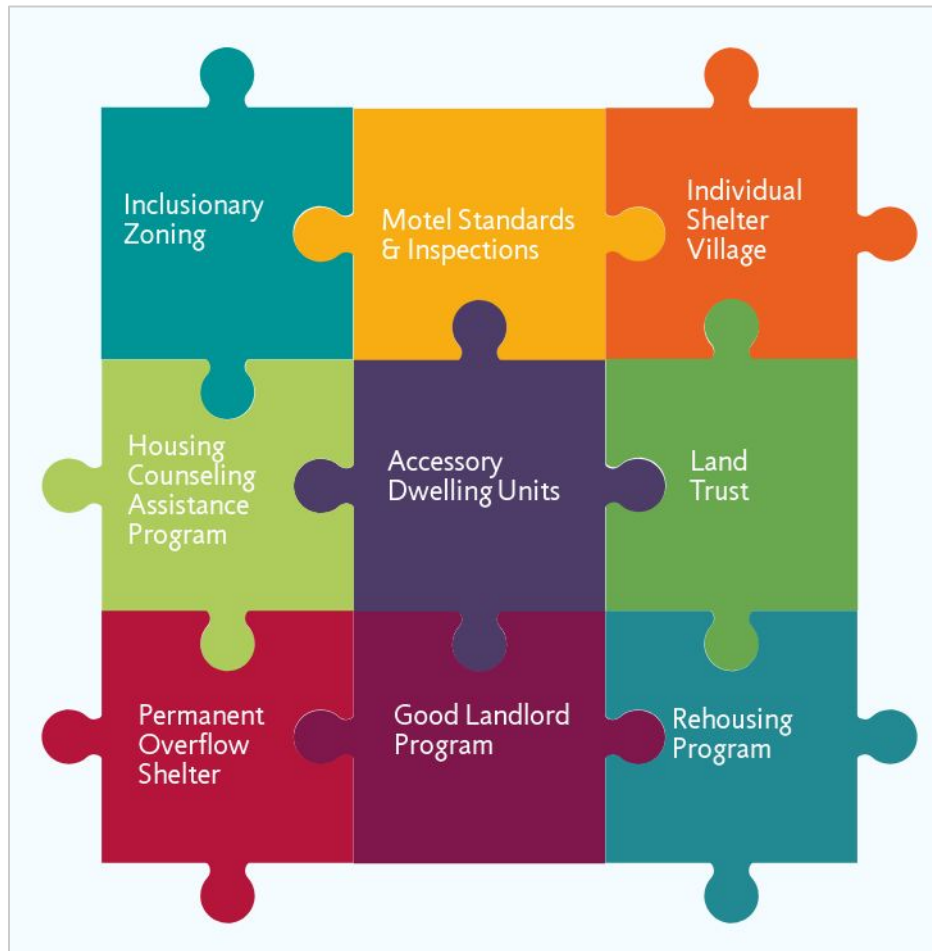
Land Trust
projects

Rehousing
Program

Neighborhood
Renewal
Program

New Webpage Launched Today





**Questions/Comments?
Let's Discuss!**

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